

CITY COUNCIL  
CITY OF WICHITA  
KANSAS

City Council Meeting  
November 5, 2002, 9:00 A.M.

City Hall  
455 North Main

ORDER OF BUSINESS

- Call to Order
  - Invocation
  - Pledge of Allegiance
  - Approve the minutes of the previous meeting
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AWARDS AND PRESENTATIONS

- Recognition of Transit Services Bus and Van Rodeo Champions
  - Presentation of NLC Howland award to The Lord's Diner
  - Proclamations
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OATH OF OFFICE

1. Oath of Office – Administrative Judge Jennifer Jones
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PUBLIC AGENDA

2. Frank Chappel – Aviation Museum Update.
  3. King David Davis – “Principles of Justice.”
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UNFINISHED BUSINESS

4. [Repair](#) or Removal of Dangerous and Unsafe Structure – 1527 North Ash. (District I)

(Continued from September 10, 2002)

RECOMMENDED ACTION: Take appropriate action.

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NEW BUSINESS

5. Petition to Pave 20<sup>th</sup> Street North, Hydraulic to Piatt. (District I)

Signatures on the Petition represent 48 of 88 (54.55 percent) resident owners and 51.82 percent of the improvement district.

RECOMMENDED ACTION: Approve the Petition; adopt the Resolution;  
authorize selection of design engineer.

6. Petition to Pave Lakeview Drive, Cactus, and Cactus Court in Springdale East Second Addition – South of Kellogg, East of 143<sup>rd</sup> Street East. (District II)

THIS ITEM PULLED FROM AGENDA.

(9:30 a.m. or thereafter)

7. Public Hearing on Proposed Assessments for Paving, Water, Sewer, and Storm Sewer Projects in Bond Sale Series 772, February 2003.

Informal hearings were held September 30, 2002, for the paving projects, and October 7, 2002, for water and sewer projects.

RECOMMENDED ACTION: Close the public hearing; approve the assessments and Declarations of Emergency; authorize the necessary signatures; and adopt the Ordinances on first reading.

8. Public Hearing for Issuance of Educational Facilities Revenue Bonds - Friends University Project. (District IV)

KICFA and Friends University are requesting City Council approval for the issuance of Bonds. To satisfy the Federal Tax Code, it is necessary to hold a TEFRA Hearing prior to approving the issuance of the bonds.

RECOMMENDED ACTION: Close the public hearing; adopt the Resolution.

9. Public Hearing and Issuance of Industrial Revenue Bonds – The Boeing Company. (District III)

Boeing Wichita is requesting issuance of Industrial revenue Bonds in a amount not-to-exceed \$96 million.

RECOMMENDED ACTION: Close the public hearing; approve first reading of Ordinance; authorize necessary signatures.

10. [Proposed Delano Neighborhood Overlay District and Neighborhood Design Guidelines.](#) (Districts IV and VI)

Over the past year, representatives of the Delano area have studied ways to revitalize and improve the homes and businesses. The proposed actions will provide necessary steps to implement the adopted Delano Neighborhood Revitalization Plan.

RECOMMENDED ACTION: Direct preparation of Ordinance adopting proposed Delano Neighborhood Overlay District and the Delano Neighborhood Guidelines, and formal review and evaluation after a two-year period following adoption; determine the composition of the Design Review Committee.

11. [Two-Way Main Street – Douglas to Murdock.](#) (District VI)

The Capital Improvement Program includes funding to convert Main Street from one-way to two-way traffic.

RECOMMENDED ACTION: Approve the Project and first reading of the Ordinance.

12. [2003 Legislative Program.](#)

Each year, the City Council adopts its proposed legislative program to guide the City's efforts to support needed legislation and react to other legislative issues.

RECOMMENDED ACTION: Approve the 2003 Legislative Program.

13. [Amendment to Ordinance Pertaining to Parking Procedures in Old Town.](#)

The proposed Ordinance allows establishment of time limits for parking in the Old Town District.

RECOMMENDED ACTION: Approve first reading of the Ordinance.

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CITY COUNCIL AGENDA

14. [Board Appointments.](#)

RECOMMENDED ACTION: Make the appointments.

15. [Appointment to Re-entry Task Force.](#)

RECOMMENDED ACTION: Make the appointment.

16. African American Museum Potential Site Offerings. (Requested by Council Member Fearey)

17. Proclamation:

--Wichita Area Farm-City Week

RECOMMENDED ACTION: Approve issuance of the Proclamation.

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CONSENT AGENDA

18. Report of the Board of Bids and Contracts Dated November 4, 2002.

RECOMMENDED ACTION: Receive and file report; approve Contracts;  
authorize necessary signatures.

19. Application for Licenses for Adult Entertainment Establishments/Services:

Renewal Adult Entertainment

Valerie Washington	Camelot Theater	1519 South Oliver
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New Escort Service

Vicki Maness	Babes	520 South Holland #205
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RECOMMENDED ACTION: Approve licenses subject to Staff review and approval.

20. Applications for Licenses to Retail Cereal Malt Beverages:

<u>Renewal</u>	<u>2002</u>	<u>(Consumption on Premises)</u>
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Jo Lynn Blood	Pine Bay Golf Course, Inc.*	6615 South Grove
Warren K. Myer	Sim Park Golf Course*	2020 West Murdock

<u>New Establishment</u>		<u>(Consumption on Premises)</u>
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Tony W. Ho	Asian Gourmet Inc. Dbas Roma Pasta Bistro*	7820 East Harry
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<u>Renewal</u>		<u>(Consumption off Premises)</u>
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Don Farquhar	Rolling Hills Country Club Golf Shop	9612 West Maple
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\*General/Restaurant - 50% or more of gross receipts derived from sale of food.

RECOMMENDED ACTION: Approve licenses subject to Staff review and approval.

21. Subdivision Plans and Specifications.

RECOMMENDED ACTION: Approve and advertise for bids to be submitted to the Board of Bids.

22. Preliminary Estimates:

- a) Lateral 338, Four Mile Creek Sewer to serve Savanna at Castle Rock Ranch Ninth Addition - north of 13th Street North, east of 143rd Street East. (468-83497/743943/480631) Does not affect existing traffic. (District II) - \$180,000.00
- b) Water distribution system to serve Savanna at Castle Rock Ranch Ninth Addition - north of 13th Street North, east of 143rd Street East. (448-89304/735079/470749) Does not affect existing traffic. (District II) - \$79,050.00
- c) Water distribution system to serve Eagles Landing at North Oliver Second Addition - south of 45th Street North, west of Oliver. (448-89651/735078/470748) Does not affect existing traffic. (District I) - \$63,220.00
- d) Nims Sanitary Sewer Lift Station, Force Main and Gravity Line - south of 13th Street North, east of Little Arkansas River. (468-83308/620324/661448) Traffic to be maintained during construction using flagpersons and barricades. (District VI) - \$420,000.00
- e) 2002 condemned sidewalk and wheelchair ramps, Phase 2 - north of 55th Street South, east of 135th Street West. (472-83630/132100/) Traffic to be maintained during construction using flagpersons and barricades. (Districts I,II,III,IV,V,VI) - \$55,360.00
- f) (Amended) - Cost of drive and parking lot improvements for Southlakes Park - east of Meridian, south of 47th Street South. All work done and all materials furnished to be in accordance with plans and specifications on file in the office of the City Engineer. (District IV) - Total estimated cost - \$450,000.00

RECOMMENDED ACTION: Approve and file.

23. Deeds and Easements:

- a) Utility Easement dated October 9, 2002, from Beech Lake Development, LLC, a Kansas Limited Liability Company for a tract of land in the Southwest Quarter of Section 9, Township 27 South, Range 2 East of the 6th P.M., Wichita, Sedgwick County, Kansas (SSL 39-24-WIS, OCA # 743946). No cost to City.
- b) Utility Easement from the City of Wichita, Kansas, a Municipal Corporation for a tract of land in Lot 1, Block 1, YMCA South Addition, an addition to Wichita, Sedgwick County, Kansas (Fire Stations, OCA # 792309). No cost to City.

RECOMMENDED ACTION: Accept documents.

24. Consideration of Street Closures/Uses.

RECOMMENDED ACTION: Approve street closures/uses.

25. Quarterly Financial Report for the Period Ended September 30, 2002.

RECOMMENDED ACTION: Receive and file.

26. Weapons Destruction:

RECOMMENDED ACTION: Receive and file list of weapons.

27. Agreements/Contracts:

- a) Translation and interpreter services.
- b) Supplemental - Equus beds aquifer storage and recovery.
- c) FBI and DEA Task Forces.
- d) Release of hardship deferral liens.
- e) Installation of railroad signals. (District VI)
- f) Workforce Alliance Contract amendment.
- g) Workforce Local Elected Officials Board.

RECOMMENDED ACTION: Approve Agreements/Contracts; authorize necessary signatures.

28. Design Services Agreements:

- a) Sanitary sewer and water improvements – area west of Maize Road, north of 29<sup>th</sup> Street North. (District V)
- b) Eagles Landing at North Oliver Second Addition (water and paving) – south of 45<sup>th</sup> Street North, west of Oliver. (District I)
- c) Eagles Landing at North Oliver Second Addition (sewer) – south of 45<sup>th</sup> Street North, west of Oliver. (District I)
- d) Sanitary sewer and water improvements – area east of Rock Road, south of 53<sup>rd</sup> Street North. (District II)
- e) White Tail Addition – south of 13<sup>th</sup> Street, west of 127<sup>th</sup> Street East. (District II)
- f) Supplemental – West Douglas Streetscape, Arkansas River to Seneca. (District IV)

RECOMMENDED ACTION: Approve Agreements/Contracts; authorize necessary signatures.

29. [Change Order: South Lakes Park Parking Lot Improvements – East of Meridian, South of 47<sup>th</sup> Street South.](#) (District IV)

RECOMMENDED ACTION: Approve the Change Order; authorize necessary signatures.

30. [Historic Preservation Fund Grant Proposal.](#)

RECOMMENDED ACTION: Authorize submission of forms and necessary signatures.

31. [Library Grants-in-Aid Program.](#)

RECOMMENDED ACTION: Approve Grant award; authorize submission of Grant budget and necessary signatures.

32. [Library Loan Development Program.](#)

RECOMMENDED ACTION: Approve Grant award; authorize Grant budget and necessary signatures.

33. [South Central Kansas Library System Aid to Local Units Budget.](#)

RECOMMENDED ACTION: Approve acceptance of funds and proposed budget.

34. [City Hall Fire Alarm System Upgrade.](#)

RECOMMENDED ACTION: Approve preferred vendor; authorize negotiation of Contract and signatures.

35. [Public Exigency Project – Sanitary Sewer Repairs.](#) (District II)

RECOMMENDED ACTION: Affirm approval of project.

36. [Water Treatment Plant Security.](#)

RECOMMENDED ACTION: Approve project; authorize requests for proposals.

37. Property Acquisition:

- a) [2403](#) South Mosley. (District III)
- b) [3300](#) North Rock Road. (District II)
- c) [422](#) South Ridgecrest. (District II)
- d) [581](#) West Douglas. (District IV)
- e) [2443](#) South Mead. (District III)

RECOMMENDED ACTION: Approve budgets and Contracts; authorize necessary signatures.

38. Resolution Considering Adoption of a Redevelopment Project Plan (Tax Increment Financing) for Old Town Cinema Project. (District VI)

RECOMMENDED ACTION: Adopt Resolution setting December 10, 2002, as date for Public Hearing.

39. Second Reading Ordinances: (First read October 22, 2002)

- a) Appointment of special officers to enforce parking violations.

An Ordinance amending Section 11.16.040 of the Code of the City of Wichita, Kansas, pertaining to Police Officers and duties to enforce traffic violations under Chapter 11 of the Code.

- b) SCZ-0780 - northeast corner of 21st Street North and 127th Street East. (District II)

An Ordinance changing the zoning classifications or districts of certain lands located in the City of Wichita, Kansas, under the authority granted by the Wichita-Sedgwick County Unified Zoning Code, Section V-C, as adopted by City of Wichita Code Section 28.04.210. SCZ-0780

- c) ZON2002-40 - northeast corner of 21st Street North and 127th Street East. (District II)

An Ordinance changing the zoning classifications or districts of certain lands located in the City of Wichita, Kansas, under the authority granted by the Wichita-Sedgwick County Unified Zoning Code, Section V-C, as adopted by City of Wichita Code Section 28.04.210. ZON2002-40

RECOMMENDED ACTION: Adopt Ordinances.

40. First Reading Ordinance – Authorize Section 108 Loan Program and Note Issuance.

RECOMMENDED ACTION: Approve first reading of Ordinances.

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## PLANNING AGENDA

NOTICE: Public hearing on planning items is conducted by the MAPC under provisions of State law. Adopted policy is that additional hearing on zoning applications will not be conducted by the City Council unless a statement alleging (1) unfair hearing before the MAPC, or (2) alleging new facts or evidence has been filed with the City Clerk by 5p.m. on the Wednesday preceding this meeting. The Council will determine from the written statement whether to return the matter to the MAPC for rehearing.

\* Consent Items

- \*41. [DR2001-09](#) – Amendments to the Wichita-Sedgwick County Subdivision Regulations.

RECOMMENDED ACTION: Approve amendments and first reading of Ordinance.

- \*42. [SUB2002-53](#) – Plat of Ridge Port North Fifth Addition- South Side of 37<sup>th</sup> Street North, East of Ridge Road. (District V)

RECOMMENDED ACTION: Approve documents and Plat; authorize necessary signatures; adopt Resolutions; approve first reading of ZON2002-43 Ordinance.

- \*43. Dedications of Street Rights-of-Way – Northeast Corner of 58<sup>th</sup> Street South and Seneca. (District IV)

- a) [DED2002-31](#).
- b) [DED2002-32](#).
- c) [DED2002-33](#).
- d) [DED2002-34](#).

RECOMMENDED ACTION: Approve the Dedications.

- \*44. [DED2002-35](#) – Dedication of Street Right-of-Way – Southeast Corner of Broadway and Boston. (District I)

RECOMMENDED ACTION: Approve the Dedication.

- \*45. [DED2002-36](#) – Dedication of Access Control – Southeast Corner of Broadway and Boston. (District I)

RECOMMENDED ACTION: Approve the Dedication.

- \*46. [Z-3350](#) and [Z-3360](#) – Extension of Time to Complete Platting Requirement for a Zone Change Request from Single-Family Residential to Limited Commercial – South of Maple, East of Ridge. (District V)

RECOMMENDED ACTION: Approve extension to August 31, 2003.

- \*47. [Z-3359](#) – Extension of Time to Complete Platting Requirement for a Zone Change Request from Single-Family Residential to Limited Commercial – South of Maple, East of Ridge. (District V)

RECOMMENDED ACTION: Approve extension to August 31, 2003.

- \*48. [ZON2001-00009](#) – (Associated with CUP2001-00005 DP-255) Extension of Time to Complete Platting Requirement for a Zone Change from Single-Family Residential to Limited Commercial and General Office. (District II)

RECOMMENDED ACTION: Approve extension to November 1, 2003.

49. [ZON2002-00026](#) – Zone Change from Two-Family Residential, Multi-Family Residential, and Limited Commercial to Limited Commercial; AND CUP2002-00020 – The Oliver Retail Community Unit Plan – South of Kellogg, either Side of Oliver. (District II)

MAPC Recommendation: Approve, subject to revised conditions.  
Staff Recommendation: Approve, subject to conditions.  
DAB Recommendation: Approve, subject to MAPD Staff conditions and DAB II review of Plat before final.

RECOMMENDED ACTION: Concur with MAPC and approve, subject to recommended conditions; ZON2002-0026 Ordinance to be forwarded with Plat to Council.

OR  
Return to MAPC for reconsideration.

50. [ZON2002-00052](#) – Zone Change from Single-Family Residential to Two-Family Residential – West of Woodlawn, Approximately 2,000 Feet South of 29<sup>th</sup> Street. (District I)

MAPC Recommendation: Approve, subject to Staff recommendation.  
Staff Recommendation: Approve, subject to platting within one year.  
DAB I Recommendation: Approve, subject to platting within one year.

RECOMMENDED ACTION: Concur with MAPC and approve, subject to condition of platting within one year; approve first reading of Ordinance.

OR  
Return to MAPC for reconsideration.

- \*51. [HPC2002-00085](#) – Wichita Register of Historic Places Landmark Designation for 3333 South Broadway. (District III)

RECOMMENDED ACTION: Approve landmark designation and first reading of Ordinance.

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AIRPORT AGENDA

NOTICE: The City Council is meeting as the governing body of the Airport for consideration and action on items on this Agenda, pursuant to State law and City ordinance. The meeting of the Authority is deemed called to order at the start of this Agenda and adjourned at the conclusion.

52. [Cooling Tower Replacement.](#)

RECOMMENDED ACTION: Approve the project; adopt the Resolution.

53. [Terminal Building Office Space.](#)

RECOMMENDED ACTION: Approve the Contract; authorize signatures.

54. [Airport Marketing Contract Amendment.](#)

RECOMMENDED ACTION: Approve the Contract; authorize signatures.

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HOUSING AGENDA

NOTICE: The City Council is meeting as the governing body of the Housing Authority for consideration and action on items on this Agenda, pursuant to State law, HUD, and City ordinance. The meeting of the Authority is deemed called to order at the start of this Agenda and adjourned at the conclusion.

**Inafay Grays-McClellan, Housing Member is also seated with the City Council.**

55. [Payment Standards – Section 8 Vouchers.](#)

RECOMMENDED ACTION: Approve revised payment standards.

56. [Report of Public Housing Capital Improvements.](#)

RECOMMENDED ACTION: Review and approve.

57. [Report of Public Housing Occupancy.](#)

RECOMMENDED ACTION: Receive and file.

58. [2002 Utility Allowances—Section 8 Programs.](#)

RECOMMENDED ACTION: Review and approve.

59. [Section 8 Statistical Monthly Report.](#)

RECOMMENDED ACTION: Receive and file.

Adjournment  
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